

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY**

**McMANIMON, SCOTLAND & BAUMANN, LLC**

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*Counsel for Daryl Fred Heller, the Chapter  
11 Debtor and Debtor-in-Possession*

In re:

DARYL FRED HELLER,

Debtor.

Case No. 25-11354 (JNP)

Chapter 11

**CERTIFICATION OF SERVICE**

1. I, Stacy Lipstein, am a legal assistant employed by McManimon, Scotland & Baumann, counsel for Daryl Fred Heller, the Debtor in the above-captioned matter.
2. On July 24, 2025, I sent a copy of the following documents to the parties on the attached service list:
  - Notice of Motion Authorizing DHQM Properties, LLC to Allocate and Distribute Interests in Non-Debtor Properties to Accordo, L.P. and QDM Properties, LLC; and for Related Relief (the “Motion”);
  - Certification of Lydia Miller in Support of Motion;
  - Certification of Ethan Heller in Support of Motion (with Exhibits A – F);
  - Statement as to Why No Brief is Necessary in Connection with the Motion; and
  - Proposed Order.

I certify under penalty of perjury that the above documents were sent using the mode of service indicated.

Dated: July 24, 2025

/s/ Stacy Lipstein

Stacy Lipstein

Name and Address of Party Served	Name and Address of Party Served	Mode of Service
Jeffrey M. Sponder Office of U.S. Trustee One Newark Center, Ste 2100 Newark, NJ 07102	<i>US Trustee</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Edward Phillips, CPA Getzler Henrich & Associates 295 Madison Ave, 20 <sup>th</sup> Floor New York, NY 10017	<i>Examiner</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Kurt F. Gwynne, Esq. Reed Smith LLP 1201 Market Street, Suite 1500 Wilmington, DE 19801	<i>Attorneys for the Examiner</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Albert Anthony Ciardi, III Ciardi Ciardi & Astin 1905 Spruce Street Philadelphia, PA 19103	<i>Attorneys for Deerfield Capital, LLC</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Steven Mitnick, Esq. S. Mitnick Law PC PO Box 530 49 Old Turnpike Road Oldwick, NJ 08858	<i>Attorneys for Receiver of Golden Gate Investment Company, LLC and Paramount Management Group, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Marc D. Miceli, Esq. S. Mitnick Law PC PO Box 530 49 Old Turnpike Road Oldwick, NJ 08858	<i>Attorneys for Receiver of Golden Gate Investment Company, LLC and Paramount Management Group, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Martin J. Weis Dilworth Paxson LLP 1650 Market Street, Suite 1200 Philadelphia, PA 19102	<i>Attorneys for Orrstown Bank</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Gerard S. Catalanello Alston & Bird LLP 90 Park Avenue New York, NY 10016	<i>Attorneys for Silverview Credit Partners, LP NOA (20 Largest Creditor)</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
AIS Portfolio Services, LLC Attn: BMW Bank of North America Dept. Account: XXXXXX9616 4515 N Santa Fe Ave. Dept. APS Oklahoma City, OK 73118	<i>NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Jerrold S. Kulback, Esq. Archer & Greiner, PC 1025 Laurel Oak Road Voorhees, NJ 08043	<i>Attorneys for Steward Capital Holdings LP and Avenaero Holdings LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email

Christopher J. Leavell, Esq. Klehr, Harrison, Harvey, Branzburg LLP 10000 Lincoln Drive East, Ste 201 Marlton, NJ 08053	<i>Attorneys for Univest Bank and Trust Co. NOA (20 Largest Creditor)</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Marshall T. Kizner, Esq. Stark & Stark PO Box 5315 Princeton NJ 08543-5315	<i>Attorneys for Prestige Fund A, LLC et al., NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Joseph H. Lemkin, Esq. Stark & Stark PO Box 5315 Princeton NJ 08543-5315	<i>Attorneys for Prestige Fund A, LLC et al., NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Edmond M. George, Esq. Obermayer Rebmann Maxwell & Hippel 1120 Route 73, Suite 420 Mount Laurel, NJ 08054-5108	<i>Attorneys for Customers Bank, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Christopher P. Mazza, Esq. Porzio, Bromberg & Newman, P.C. 100 Southgate Parkway P.O. Box 1997 Morristown, New Jersey 07962	<i>Attorneys for Gallimore Properties, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Rachel A. Parisi, Esq. Porzio, Bromberg & Newman, P.C. 100 Southgate Parkway PO Box 1997 Morristown, New Jersey 07962	<i>Attorneys for Gallimore Properties, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
William E Craig, Esq. Eisenberg, Gold & Agrawal, PC 1040 North Kings Highway, Suite 200 Cherry Hill, NJ 08034	<i>Attorneys for Fulton Bank, Secured Creditor, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Janet L. Gold, Esq. Eisenberg, Gold & Agrawal, PC 1040 North Kings Highway, Suite 200 Cherry Hill, NJ 08034	<i>Attorneys for Fulton Bank, Secured Creditor, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
E. Richard Dressel, Esq. Lex Nova Law LLC 10 E. Stow Road, Suite 250 Marlton, NJ 08053	<i>Attorneys for Brett and Gail Levin, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Nancy Isaacson, Esq. Greenbaum, Rowe, Smith & Davis LLP 75 Livingston Avenue - Suite 301 Roseland, New Jersey 07068	<i>Attorneys for Randall Leaman, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Jeffrey M. Lichtstein, Esq. Rosenberg Martin Greenberg, LLP 25 South Charles Street, 21st Floor Baltimore, MD 21201	<i>Attorneys for Truist Bank, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email

Natalie Young, Esq. MacElree Harvey, Ltd. 17 W. Miner Street, Box 660 West Chester, PA 19381-0660	<i>Attorneys for Charlene Heller, Ethan Heller, Taite Heller, Accordo, LP, Brookfield, LP and Brigantine Group, LP, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Donald W. Clarke, Esq. Genova Burns LLC 494 Broad Street Newark, NJ 07102	<i>Attorneys for GCC Investment Holdings LLC, Grizzly RE, LLC, and NEO Mfg. MA, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Jaclynn N. McDonnell, Esq. Genova Burns LLC 494 Broad Street Newark, NJ 07102	<i>Attorneys for GCC Investment Holdings LLC, Grizzly RE, LLC, and NEO Mfg. MA, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Richard Kanowitz, Esq. Haynes and Boone, LLP 30 Rockefeller Center, 26th Floor New York, New York 10112	<i>Attorneys for Chicago Atlantic Admin, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Lauren Sisson, Esq. Haynes and Boone, LLP 30 Rockefeller Center, 26th Floor New York, New York 10112	<i>Attorneys for Chicago Atlantic Admin, LLC, NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
G. William Bartholomew, Esq. Saxton & Stump LLC 280 Granite Run Drive, Ste 300 Lancaster, PA 17601	<i>Attorneys for Prestige Fund A, LLC et al., NOA</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other Email
Auston Business Finance Attn: Chris Mundt, Esq. 4853 Williams Drive, Ste 111 Georgetown, TX78633	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Chicago Atlantic Advisors, LLC c/o Andrew Lovitt 420 North Wabash Ave, Ste 500 Chicago, IL 60611	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Chicago Atlantic Advisors, LLC c/o Greg Kramer, Esq. Haynes & Boone, LP 30 Rockefeller Plaza, 26th Floor New York, Ny 10112	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
First Commonwealth 22 East Roseville Road, Unit D Lancaster, PA 17601	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other

First National Bank c/o Steven Markunas 1205 Westlakes Drive Suite 260, 2nd Floor Berwyn, PA 19312	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
First National Bank Donna Donaher, Esq. 100 Federal Street, 4th Floor Pittsburgh, PA 15212	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Funders App, LLC (Fondonatics) c/o Michele David 3323 NE 163rd St, Ste 401 North Miami Beach, FL 33160	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Libertas Funding c/o Randy Saluck, CEO 411 W. Putnam Ave, Ste 220 Greenwich, CT 06830	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Mid Penn Bank c/o Pamela Keefer 349 Union Street Millersburg, PA 17061	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Needham Bank c/o Joseph Campanelli, Pres. & CEO 1063 Great Plain Avenue Needham, MA 02492	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Needham Bank c/o Gustav Stickley, Esq. Blank Rome 125 High Street Boston, MA 02110	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Needham Bank c/o Frank Segall, Esq. Scott Moskol, Esq. Blank Rome 125 High Street Boston, MA 02110	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Reliance Platinum 633 167th St, Ste 804 Miami, FL 33162	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Traditions Bank c/o Sean Summers, Esq. Summers Nagy Law Offices 35 South Duke Street York, PA 17401 Attorney for Traditions Bank	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other

UniBank c/o Yuko Elliot, SVP 19315 Highway 99 Lynnwood, WA 98036	<i>Top Unsecured Creditors</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	<i>Taxing Authorities</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
United States Attorney Peter Rodino Federal Building 970 Broad Street, Ste. 700 Newark, NJ 07102 On behalf of Internal Revenue Service	<i>Taxing Authorities</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
United States Attorney General United States Dept. of Justice Ben Franklin Station PO Box 683 Washington, DC 20044 On behalf of Internal Revenue Service	<i>Taxing Authorities</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
New Jersey Division of Taxation Compliance & Enforce. - Bankruptcy Unit 3 John Fitch Way, 5th Fl. PO Box 245 Trenton, NJ 08695-0245	<i>Taxing Authorities</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
New Jersey Attorney General's Office Division of Law Richard J. Hughes Justice Complex 25 Market Street PO Box 112 Trenton, NJ 08625-0112 On behalf of NJ Division of Taxation	<i>Taxing Authorities</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other
Lawrence Young, Esq. CGA Law Firm 135 North George Street York, PA 17401	<i>Attorneys for Quentin Miller</i>	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> Other